

CITY OF SAN ANTONIO, TEXAS



Application for Redevelopment Tax Increment Financing

Completion of this Tax Increment Financing (hereinafter "TIF") application is required for consideration and designation of a Tax Increment Reinvestment Zone (hereinafter "TIRZ") in the City of San Antonio, Texas. **Applications must be complete and adhere to the current TIF Guidelines.** Do not leave any spaces blank or questions unanswered. State "Not Applicable" for questions that do not apply. This application will become part of the City's TIF Agreements and any applicant knowingly providing false representation in this application will constitute grounds for the City to void said agreements. **All applicants must return 25 copies of the completed application and a non-refundable check or money order in an amount of \$3,000.** All applications must be submitted c/o:

City Clerk
100 Military Plaza, 2nd Floor
PO Box 839966
San Antonio, Texas (78283-3966)

Please type application and submit all sections, including narratives and exhibits. Once the TIF application has been submitted to the City Clerk's office it will be reviewed for completeness by the City of San Antonio's Neighborhood Action Department, TIF Unit.

The City of San Antonio will respond to the application according to the guidelines amended by San Antonio City Council on January 8, 2004, by Ordinance #98663. **Designation as a TIRZ and approval of any TIF project will require City Council consent as evidenced by the passage of a duly authorized ordinance.**

Higher Standards: Projects that involve City funds, like TIF, are held to higher development standards than the UDC. Thus, TIF developments must meet additional or more selective requirements (see TIF Guidelines). **Be sure to notify the City Departments that you are applying for TIF on the proposed project, and clearly notate on the application that you are seeking TIF when you submit your MDP, Platting, Plan Review and Inspection applications. Failure to properly notify other City Departments may result in the delay of approval and/or the development process of your project.**

Confidentiality: All applicants are advised that all proposals shall be open for public inspection after the TIRZ is created and that the information contained in the applications will be available to the public upon request under the Texas Public Information Act. Therefore, if an applicant includes as part of its application any trade secrets or confidential information, as recognized by law, please **clearly** mark such information as confidential. An example of said confidential information includes, but is not limited to, financial information or any other information that may place the firm at a competitive disadvantage.

Application for Redevelopment

Applicant must also send a completed copy of this application to all other affected taxing entities. The designated point of contact for each taxing entity for TIF purposes is included here. *Note: that not all 13 local school districts are listed. (Please check all boxes that apply to this project.)*

Tony Juarez Associate Superintendent for Financial Services and Business Operations San Antonio Independent School District 141 Lavaca Street San Antonio, Texas 78210-1095	<input type="checkbox"/>	Pete Gonzales Operations Manager Bexar County Housing and Human Services 233 N. Pecos, Suite 590 San Antonio, Texas 78207	<input type="checkbox"/>
George H. Torres Assistant Superintendent, Business & Financial Services Northside Independent School District 5900 Evers Road San Antonio, Texas 78238	<input type="checkbox"/>	James Carrillo Executive Director Southside Independent School District 1460 Martinez-Losoya Road San Antonio, Texas 78221	<input type="checkbox"/>
George B. Hernandez Jr. Executive Vice President University Health System 4502 Medical Drive San Antonio, Texas 78229-4493	<input type="checkbox"/>	Dr. John M. Walch Assistant Superintendent Edgewood Independent School District 5358 West Commerce Street San Antonio, Texas 78237-1354	<input type="checkbox"/>
Sharon L. McCoy Director of Finance & Administration San Antonio River Authority PO BOX 839980 San Antonio, Texas 78283-9980	<input type="checkbox"/>	Leo Zuniga Director of Finance & Administration Alamo Community College District 204 W. Sheridan Building B San Antonio, Texas 78204	<input type="checkbox"/>
Jim Selby Assistant Superintendent for Business and Operations East Central ISD 6634 New Sulphurs San Antonio, Texas 78263	<input type="checkbox"/>	Dr. Pete Anthony Superintendent Southwest ISD 11914 Dragon Lane San Antonio, Texas 78221	<input type="checkbox"/>
David Landeros Executive Director for Business Services South San Antonio ISD 2515 Bobcat Lane San Antonio, Texas 78224	<input type="checkbox"/>	Richard J. Hernandez Assistant Superintendent for Business Harlandale ISD 102 Genevieve San Antonio, TX 78214	<input type="checkbox"/>
Jose Elizondo Executive Director of Finance Judson ISD 8012 Shin Oak San Antonio, TX 78233	<input type="checkbox"/>	Dr. James Terry Superintendent North East ISD 8961 Tesoro Drive San Antonio, TX 78217	<input type="checkbox"/>

APPLICANT INFORMATION

Applicant: _____	Contact Person: _____
Tax ID #: _____	Title: _____
Complete Address: _____	
Telephone: () _____	Telephone 2: () _____
Fax: () _____	E-mail _____
Applicant Description: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Individual <input type="checkbox"/> Non-Profit Organization <input type="checkbox"/> Other _____	

DISCLOSURE STATEMENT

Please complete and sign.

Any person submitting a development proposal to the City of San Antonio must truthfully complete this statement and submit it prior to further review.

1. Have any of the principals / partners been or currently involved in any litigation, lawsuits, and/or settlements with the City of San Antonio? If so, please provide the case number(s) and state the nature of the case and if settled, submit the judgment issued.
2. Have any of the principals / partners submitted another TIF application during this calendar year? If so, please list the name of the TIF application.
3. Do any of the principals / partners owe the City of San Antonio any monies for delinquent real estate taxes, rents, water and sewer charges or other indebtedness?
4. Are any of the principals / partners employed by the City of San Antonio, Bexar County, or the School District where the Project is located? If so, in what capacity? (Please include name of agency or department and position held in that agency or department.)
5. Were any of the principals / partners ever the owners of any property upon which the City of San Antonio foreclosed for his/her failure to pay real estate taxes or other indebtedness?
6. Have any of the principals / partners ever been convicted of any felonies, or currently under indictment for any such crimes?
7. Have any of the principals / partners defaulted on loans or other legally binding agreements (i.e. Development Agreements or liens) with institutions, such as: financial institutions, governmental institutions?
8. Have any of the principals / partners been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

SIGNED UNDER PENALTIES OF PERJURY THIS _____ day of _____, 20____.

SIGNATURE: _____

ADDRESS: _____

Application for Redevelopment – Applicant Information

CERTIFICATION

I/We, _____, the applicant of _____ certify that I/We have the authority to act on the behalf of _____ to submit this application and that all information and representations in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance under the City of San Antonio Guidelines and Criteria for Tax Increment Financing (TIF) and Reinvestment Zones and is true and complete to the best of the applicant's knowledge and belief.

The undersigned applicant hereby agrees that the applicant shall not, in the provision of services, or in any other manner, discriminate against any person on the basis of race, color, creed, religion, sex, national origin, age, familial status or handicap.

Verification of any of the information contained in this application may be obtained from any source named herein.

The undersigned applicant hereby agrees that the applicant shall at all times indemnify and hold harmless the City of San Antonio, its employees, officers, directors, and consultants against all losses, costs, damages, expenses, and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the acceptance, consideration, approval, or disapproval of this request.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this document to be executed in its name on this
__ day of _____, 20__.

Signature

Title

(ACKNOWLEDGMENT)

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this _____ day of _____, 20 __, by _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINTED NAME – NOTARY PUBLIC

COMMISSION EXPIRES: _____

EXHIBIT A

RESOLUTION

Attach resolution from the board of directors authorizing this application.

Application for Redevelopment – Applicant Information

EXHIBIT B

DEVELOPMENT TEAM RÉSUMÉS

1. Please describe the nature of the development entity, including the legal structure of the organization, list of principals, and a brief history of the organization.
2. Attach résumés of all personnel listed below, and other members of the development team. Each résumé should describe the team member's qualifications and capacity to carry out the proposed project, including description of similar projects successfully completed.
3. Please provide the names, addresses, work and fax phone numbers, and e-mail addresses for the following members of your development team and any others who play a crucial role in the development of this project.* Additionally, please list the names and dates of previous TIF Applications for each member of the team. ***Note that an Applicant, Developer or Partnership may only apply for one TIF per year. Lobbyists can only be involved with one TIRZ per year.***

Sponsor/General Partner: _____

Developer: _____

Contractor: _____

Architect / Engineers: _____

Attorney: _____

Accountant: _____

Project Manager: _____

Construction Manager: _____

Marketing Agent: _____

Lobbyist: _____

Date Lobbyist registered with the City of San Antonio for this project: _____

Other (specify): _____

**** This list is required to be supplemented in the event there is any change in the information above before the Development Agreement is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.***

EXHIBIT C

FINANCIAL STATEMENT

1. Please attach a list with name, addresses, and telephone numbers of credit references.
2. Has the developer or the corporation (if any), or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years? ☐ Yes ☐ No
If yes, please provide the date(s), place(s), and under what name(s).
3. Attach Financial Statements / Audits and Management Letters for the past two years for each applicant / partners, including auditor or public accountant's name and address.

Does the applicant have any unresolved audit findings?

☐ Yes ☐ No

(If yes, please attach a detailed explanation of the unresolved audit findings and/or management letter comments and the steps the organization is undertaking to correct and/or resolve them.)

EXHIBIT D

PROJECT CONTRACTS AND/OR MEMORANDA OF UNDERSTANDING

1. Please attach a copy of any joint venture agreement, articles of incorporation, assumed name certificate or trust agreement establishing the development entity.
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ Yes ☐ No *If yes, please provide explanation.*
3. Attach a copy of contracts and/or Memoranda of Understanding with organizations and/or individuals to provide services as part of this project.

Note: Professionals hired for the TIRZ are prohibited from receiving a contingency fee based on the tax increment generated. Professional services are defined in the TIF Act as those services provided by architects, engineers, planners, and attorneys. Lobbyists are prohibited from receiving compensation from TIRZ revenues.

SITE INFORMATION

General location: _____ Census Tract(s): _____
City Council District: _____ Bexar County Precinct: _____
State House District: _____ State Senatorial District: _____
School District(s): _____

Is project located within: (see Guidelines for definitions of Target and Non-Target Areas)

Primary Target Area

CRAG	<input type="checkbox"/> Yes	<input type="checkbox"/> No
NCR	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Empowerment Zone	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Empowerment Zone Developable Site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Southside Initiative	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Secondary Target Area

☐ Yes ☐ No

Non-Target Area

☐ Yes ☐ No

Outside San Antonio City Limits

☐ Yes ☐ No

Other:

Enterprise Community	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Designated Enterprise Zone	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Defense Economic Adjustment Zone	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Over the Edwards Aquifer ☐ Yes ☐ No ☐ N/A

If yes, specify: ☐ Recharge Zone ☐ Contributing Zone ☐ Contributing Zone within Transition Zone

How large is the project, in acres? _____

Does applicant have site control? ☐ Yes ☐ No

If yes, what evidence of site control is *attached* to this application (contract amounts and other confidential information may be removed)? ☐ Deed ☐ Option to Purchase ☐ Purchase Contract

Was property obtained through property tax foreclosure? ☐ Yes ☐ No

Has the period of redemption elapsed? ☐ Yes ☐ No

Expiration date of option: _____ Date acquired: _____

Seller's name: _____

Complete Address: _____

Telephone: () _____ Fax: () _____

Describe any legal relationship between seller and applicant: _____

Is property located in a flood plain? ☐ Yes ☐ No FEMA map number: _____ Date: _____

What is the Bexar Appraisal District Account #? _____

Has Phase-I Environmental been done? ☐ Yes ☐ No
(Phase-I Environmental must be current within 2 years)

Is there a lien holder on the property (i.e. bank, mortgage, other liens)? ☐ Yes ☐ No

Application for Redevelopment – Site Information

If yes, please provide Name, Complete Address and Contact Person: _____

EXISTING BUILDING DATA (if applicable)

Number of buildings: _____ Number of dwelling units: _____

Type of buildings: ☐ Single Family ☐ Multifamily ☐ Duplex ☐ Fourplex ☐ Acquisition and Rehab
 ☐ Commercial ☐ Industrial ☐ Other (specify): _____

Average age of existing structure(s): _____

Does this project involve demolition of existing structures? ☐ Yes ☐ No

Are properties listed on the City of San Antonio, State Register, and/or National Register of Historic Places? If so, which register? ☐ Yes ☐ No

EXHIBIT E

SITE CONTROL

Attach evidence of site control (i.e. deed, option to purchase, purchase contract).

EXHIBIT F

LEGAL DESCRIPTION

Attach the Legal Description of the proposed development site. Please include Neighborhood Block and Lot Numbers.
The Legal Description must match the Tax Account information submitted (Tax Account Map).

EXHIBIT G

CURRENT TITLE POLICY AND LIEN INFORMATION

Attach current title policy and liens recorded against the proposed development site.

EXHIBIT H

TAX MAP

Attach the most recent tax map of the proposed development site.

EXHIBIT I

TAX CERTIFICATES

Provide property tax certificates.

EXHIBIT J

WATERSHED MAPS

SHOW PROJECT BOUNDARIES ON ALL MAPS

1. Identify project watershed: _____
2. Provide a vicinity map of the site showing major street intersections and the nearest FEMA 100-year floodplain.
3. Provide a topographic map of the project area with sufficient detail to layout the approximate limits of the ultimate 100-year floodplain and proposed location of regional storm water facility or on-site detention if applicable.
4. Identify whether the developer will request to participate in the Regional Storm Water Management Program (RSWMP) or provide on-site detention. Participation in the RSWMP will require a fee in lieu of on-site detention. Provide calculations detailing existing, proposed, and ultimate development conditions to justify the participation request. The report will demonstrate that there is no significant adverse impact to other properties due to the increased runoff from the proposed development.
5. Note: that for TIF Projects in Contributing Zone Contributing within the Transition Zone, no fees will be accepted in lieu of on-site drainage detention unless recommended by Staff.

EXHIBIT K

EXISTING CONDITIONS

SHOW PROJECT BOUNDARIES ON ALL MAPS

1. Provide maps showing the location of the project in relation to the nearest Schools, Libraries, Parks, Health facilities, Police, EMS and Fire Stations. Include measurements of distances to these facilities.
2. Provide maps (and images if applicable) showing location and boundaries of project in relation to surrounding land uses, existing vegetation, and existing structures.
3. Include area map showing locations of nearby Public Improvement projects, Empowerment Zone, Enterprise Zones, CRAG area, and Neighborhood Commercial Revitalization programs in relation to proposed project.
4. Map area Code Enforcement issues, road conditions, flood damage, sidewalk deterioration and any other physical challenges in relation to proposed project.
5. Map social challenges in vicinity of project, including accident, crime, unemployment, and health data.

EXHIBIT L

MARKET FEASIBILITY STUDY

Submit a completed market feasibility study approved by the City to include a minimum narrative of the following (see TIF Guidelines):

Please include the following information: absorption rates, comparable sales, estimated values, current and potential lease space adjacent to property and reference neighborhood plans.

1. What is the existing per capita income for the area?
2. What is the annual household income for the area?
3. What is the primary industry?
4. How many jobs exist and in what sectors?
5. What is the unemployment rate?
6. What is the educational attainment level?

Application for Redevelopment – Project Information

PROJECT INFORMATION

Mark all boxes that apply to proposed development:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mixed Use
<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Acquisition and Rehab
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Requires Annexation

☐ Other (please specify) _____

Name of Development: _____
Other names by which development is known: _____

Proposed TIRZ Total acres

Commercial <input type="text"/> acres	Type	Number	Size (sqft)	Rent/sqft
	Retail			
	Office			
	Other			
	total			

Single Family <input type="text"/> acres <input type="text"/> units	Avg	Min	Max	Sales Price
				Lot Size
				Home size

Multifamily <input type="text"/> acres	Unit Type	Number	Size (sqft)	Rent
	< 1 BR			
	1 BR			
	2 BR			
	3 BR			
	total			

Civic Buildings <input type="text"/> acres	Type	Number	Size (sqft)
	total		

Parks <input type="text"/> acres	Type	Number	Size (acres)
	total		

EXHIBIT M

Attach a description of the proposed improvements demonstrating that the project meets the criteria for designation of a reinvestment zone.

1. Submit a statement that development meets the criteria for designation of a reinvestment zone as provided under Section 311.005 of the Tax Increment Financing Act. If your application is through a petition under Section 311.005(a)(5), submit petition and please note that Attorney General Opinion Number JC-0152 (1999) concluded that a reinvestment zone proposed under section 311.005(a)(5) must also be in an area that is “unproductive, underdeveloped, or blighted” according to the criteria set forth in either subsection (a)(1), (a)(2), or (a)(3).
2. Submit evidence that the development complies with the restrictions on composition of reinvestment zones as provided under Section 311.006 of the Tax Increment Financing Act.
3. Provide a description of 1) how the proposed project complements ongoing area revitalization activities, and 2) how the proposed project fulfills the City’s revitalization policy directives.
4. Provide a written demonstration of how the TIF is needed for the economic viability of the project and the extent of such need.
5. Provide information as to the direct benefits of the proposed development, including types and number of jobs created, average pay of proposed employees, private capital investment for residential and/or commercial phases, and tax benefits to the City, local school district(s), Bexar County, Hospital District, and Alamo Community College District.
6. Provide details as to the secondary benefits of the proposed development. Discuss how the proposed development: supports City of San Antonio or other public projects, compliments existing industry segments, dedicated public improvements, historic preservation, potential economic stimulus to other activities, minority ownership, employment, and/or benefits to low- and moderate-income individuals;
7. Give a comparison of the short-term benefits v. long-term benefits.

EXHIBIT N

CONCEPTUAL PLANS

SHOW PROJECT BOUNDARIES ON ALL MAPS

- 1) Map of proposed land uses, including locations of public facilities and parks.
- 2) Map of street network, including relationship to major thoroughfares in vicinity of project.
- 3) Public space plans, differentiating between active and passive spaces.
- 4) Pedestrian circulation plan, including connectivity beyond project boundaries.
- 5) Vehicular circulation, including parking plans and connectivity beyond project boundaries.
- 6) Impervious cover calculations.
- 7) If TIF is greater than 20 acres provide map showing proposed land uses **and** all uses within $\frac{1}{4}$ mile of project boundary.

EXHIBIT O

DETAILED PLANS

SHOW PROJECT BOUNDARIES ON ALL MAPS

- 1) Engineered site plan with clear project boundaries and all proposed development features, including:
 - a) Dimensions of property, streets, and easements
 - b) Neighboring conditions, including adjacent lot lines, structures and natural features
- 2) Typical lot details (including dimensions for ROW, asphalt, sidewalks, curbs, lots, buildings, parking layout and counts, setbacks and property lines), typical street sections, sidewalk and intersection details, streetscape plans and clear vision area details.
- 3) Typical floor plans, elevations, and sections for all buildings types (including approximate square footages and exterior materials) and evidence of compliance with Universal Design Policy.
- 4) Photos or elevations of building types in adjoining residential areas for compliance with Urban Design criteria.
- 5) Labels and numbers for nodes and links on site plan. Provide result of street connectivity formula on spreadsheet or on plan.
- 6) Measurements of block lengths on site plan and calculations of average block length (standard measurement practice is from street centerline to street centerline).
- 7) Plans, elevations and setbacks of proposed building types for uses permitted within a C-2 zoning district.
- 8) Preliminary site plan of any proposed parks including layout of proposed improvements.

EXHIBIT P

PROJECT ANALYSIS AND APPROVALS

- 1) Provide detailed Traffic Plan, Traffic Impact Analysis Worksheet or Approved TIA number.
- 2) Provide Master Development Plan, Plat and Plan number for proposed project improvements if applicable.
- 3) Provide project plan for underground utility conversion.

- Note:
1. MDP, Plats and Plans submitted for review shall be City Approved.
 2. Provide TIF Unit with updated project changes as they occur.

Application for Redevelopment – Project Information

EXHIBIT Q

PROJECT TIMELINES

Please complete the proposed phasing schedule. Attach additional sheets if necessary.

			Public Improvements										
			Sidewalks and Approaches	Streets	Drainage	Water	Sewer	Electrical (Line Extension)	Gas	Street Lights	Traffic Signal Light	Landscaping	Other
	<i>start date</i>	<i>end date</i>	<i>Linear Feet</i>	<i>Li.Ft.</i>	<i>Li.Ft.</i>	<i>Li.Ft.</i>	<i>Li.Ft.</i>	<i>Li.Ft.</i>	<i>Li.Ft.</i>	<i>Number</i>	<i>Number/Location</i>	<i>Li.Ft.</i>	
Phase 1													
Phase 2													
Phase 3													
Phase 4													
Phase 5													
Phase 6													
Phase 7													
Phase 8													
Phase 9													
Phase 10													
TOTALS													

			Private Improvements						Other Improvements		
			Single Family		Multifamily		Commercial				
	<i>start date</i>	<i>end date</i>	<i>Acres</i>	<i>Units</i>	<i>Acres</i>	<i>Units</i>	<i>Acres</i>	<i>Square Feet</i>			
Phase 1											
Phase 2											
Phase 3											
Phase 4											
Phase 5											
Phase 6											
Phase 7											
Phase 8											
Phase 9											
Phase 10											
TOTALS											

EXHIBIT R

CASH FLOWS PRO FORMA AND FINANCIAL DESIGN

Please provide a descriptive narrative of the financing related to the proposed project. If the issuance of public debt is involved in development, provide a cash flow pro forma.

Application for Redevelopment – Project Information

EXHIBIT S

SOURCES AND USES DEVELOPMENT BUDGET AND COMMITMENT LETTERS

Complete the Sources and Uses Development Budget, indicate whether funds are: C = Committed or A = Applied for, but not committed. Attach letters of commitment/interest (or other verification) of all committed sources listed.

SOURCES OF FUNDS

Type	Term (years)	Amount	Rate	Annual Debt Service	Source	As % of Total	Status*
		\$	%				
		\$	%				
		\$	%				
		\$	%				
		\$	%				
Cash Equity							
		\$					
		\$					
Non-Cash Equity							
		\$					
		\$					
TOTAL SOURCES		\$		\$			
CASH FLOW				\$			
DCR (debt coverage ratio)							
ROI (return on investment)						%	

*Attach Letter of Commitment for all committed funds

USES OF FUNDS

	Total	Per Unit	Per Sq. Foot	As % of Total
Pre-development	\$	\$	\$	%
Acquisition Costs	\$	\$	\$	%
Site Improvements	\$	\$	\$	%
Public Improvements (water, sewer, drainage, streets, sidewalks)	\$	\$	\$	%
Soft Costs	\$	\$	\$	%
Interest Costs	\$	\$	\$	%
Contingency	\$	\$	\$	%
Other	\$	\$	\$	%
TOTAL USES	\$	\$	\$	%
TOTAL TIF REIMBURSEMENT REQUEST:	\$			

In addition, attach a project summary fact sheet that specifies how the project acreage is to be used, lists the number of units to be built per phase of the project and the year the units are to be built (if commercial state type, number and square footage of businesses), and provides the average home price and the home price ranges for the duration of the development.

Provide separate use of funds page that itemizes projected public improvement expenses by development phase of the project.

Indicate your assumption for the rate of growth on the new values of properties developed for each phase of the project.

Provide a construction schedule that includes each phase of the project.

EXHIBIT T

INCREMENTAL TAX VALUE

Provide an estimated new property value above existing land and improvements.

EXHIBIT U

COST BENEFIT ANALYSIS

Submit a completed cost benefit analysis in a manner reflective of the current incremental cost benefit analysis being utilized by the City.

EXHIBIT V

**City of San Antonio
Discretionary Contracts Disclosure***

For use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2

Attach additional sheets if space provided is not sufficient.

State "Not Applicable" for questions that do not apply.

*** This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.**

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any individual who would be a party to the discretionary contract:

--

(2) the identity of any business entity¹ that would be a party to the discretionary contract:

--

and the name of:

(A) any individual or business entity that would be a subcontractor on the discretionary contract;

--

and the name of:

(B) any individual or business entity that is known to be a partner, or a parent or subsidiary business entity, of any individual or business entity who would be a party to the discretionary contract;

--

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

Application for Redevelopment – Project Information

- (3) the identity of any *lobbyist* or *public relations firm* employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

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Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

Signature:	Title: Company:	Date:

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

EXHIBIT W

LETTERS OF COMMUNITY / NEIGHBORHOOD SUPPORT

NEIGHBORHOODS

1. Describe the area / neighborhood(s) where TIF assistance will be used.
2. Name all adjacent neighborhood associations.
3. Describe what actions the applicant has taken to involve and inform area / neighborhood organizations in plans for the proposed TIF development. Include schedule of past meetings, minutes, attendees and contact information.
4. Is there an adopted area / neighborhood plan? If so, how does the proposed project meet the plan's goals?
5. How will the proposed activities change the population density of the area / neighborhood?
6. Provide plans for future or ongoing neighborhood participation in project, including schedule of meetings and neighborhood association contact information.

SCHOOLS

7. Provide the name of the impacted school district(s), existing and proposed schools, and enrollment information. (i.e., total capacity & current enrollment).
8. Describe what actions the applicant has taken to notify the school district of project plans and impacts.

Attach letters of support from affected neighborhood organizations, school district(s), and/or facilities. The letters should be obtained from the president of the neighborhood association, when one exists, and the point of contact designated by the respective school district. NOTE: The letters of support from school districts must come from the designated point of contact (see pages 1-2 of this application) and not the affected schools, and must clearly indicate the district is aware the potential development is a TIF project. However, affected schools must be contacted and made aware of potential development, and proof of said contact must also be submitted.